

**United States Environmental Protection Agency
Region V
POLLUTION REPORT**

EPA Region 5 Records Ctr.



277442

Date: Tuesday, July 03, 2007

From: Tom Cook, OSC

Subject: INITIAL POLREP

Peoples Gas Hough Place Station Site
2500 South Corbett Street, Chicago, IL

Latitude: 41.8469

Longitude: -87.6503

POLREP No.:	1	Site #:	B5HH
Reporting Period:	06/18/07 to 06/29/07	D.O. #:	Not Applicable
Start Date:	6/18/2007	Response Authority:	CERCLA
Mob Date:	6/18/2007	Response Type:	Time-Critical
Completion Date:		NPL Status:	Non NPL
CERCLIS ID #:	ILN000510190	Incident Category:	Removal Action
RCRIS ID #:		Contract #	EP-S5-06-04

Site Description

The Hough Place Station Site (Site) is located at 2500 South Corbett Street, Chicago, Cook County, Illinois, in a mixed residential, commercial, and industrial area. The site is approximately 4.5 acres and is bordered to the north by the South Branch of the Chicago River, to the east by a paper storage and distribution facility, to the south by railroad property, and to the west by vacant property. The vacant property to the west and the Site is currently owned by Crowley's Yacht Yard which previously operated a sailboat storage, sales, and repair facility at the Site.

The Site is a former manufactured gas plant (MGP) that operated as an MGP facility from approximately 1886 to 1934. The Site was built in 1885 by the Equitable Gas Light and Fuel Company and in 1892 began producing □Pintsch gas,□ a relatively high quality gas produced by an oil gas process, for the Pintsch Compressing Company. Production of Pintsch gas occurred until about the early 1920s. In 1897 Peoples Gas acquired the facility and dismantled the station in 1934. Portions of the property were subsequently leased to other companies who used the property for storage of building materials and the production of asphalt, concrete, and other paving materials until approximately 1950. In 1953, Chicago Title and Trust Company took possession of the property as trustee. From approximately 1953 and 1978, the J.M. Corbett Company operated an asphalt mixing plant on the property. In 1978, Crowley's Yacht Yard bought the property.

Several investigations have been conducted at the Site in recent years by Peoples Gas from 2000 to November 2006. These investigations included the excavation of test pits, the installation of shallow monitoring wells, the collection of soil borings, the collection of soil

and groundwater samples, a geotechnical investigation, and borings into river sediments. Test pits revealed staining and odors, and black asphalt tar at 2 feet below ground surface (bgs). Benzene, toluene, ethylbenzene, and xylene (BTEX); polynuclear aromatic hydrocarbons (PAH); metals, and cyanide were detected in several surface and subsurface soil samples. BTEX, PAHs, and metals were also detected in groundwater samples collected at the Site. Soil borings indicated tar at levels below the water level in the filled-in boat slip. The river investigation revealed sheens, odors, tar coated/stained material, and traces of tar in some of the sediment borings.

Remediation activities by Peoples Gas began in November 2006 under the Illinois Environmental Protection Agency (IEPA) Site Remediation Program. Remediation consists of excavation and disposal of contaminated soils. Excavation depths range from approximately 3 feet to 24 feet bgs. Other site activities by the potentially responsible party (PRP) include daily air monitoring, continuous 24-hour perimeter air monitoring and sampling, confirmation soil sampling, and water disposal. The PRP contractor remediating the Site is Burns & McDonnell Engineering Company, Inc. (BMcD) along with their subcontractors.

A Resource Conservation and Recovery Act (RCRA) citizen suit regarding this Site was filed on April 12, 2005, and is currently pending.

To date, BMcD has conducted the following remediation activities at the Site:

☐ Completed excavation of impacted material in excavation cells CF01 to CF58 (see BMcD map of excavation areas under ☐documents☐ on the OSC website).

An Administrative Order on Consent was signed by Peoples Gas in early June 2007 prompting the U.S. Environmental Protection Agency (U.S. EPA) to begin PRP oversight activities at the Site. The U.S. EPA Superfund Technical and Response Team (START) contractor will perform PRP oversight during the removal activities at the sites. As part of the removal activities, *START will collect confirmation samples of soil to confirm that the PRP cleanup objectives are being met.* Site contaminants of concern are:

- ☐ BTEX;
- ☐ PAHs;
- ☐ Synthetic precipitation leaching procedure (SPLP) lead, chromium, and selenium.

On June 12, 2007, a kick-off meeting was held at the 22nd Street Site between U.S. EPA, START, Peoples Gas, and BMcD, to discuss future oversight activities, documents required, and logistics for transmitting data and documents. The meeting addressed three MGP sites that U.S. EPA would be overseeing that are located within one mile of each other: 22nd Street Station, Hough Place, and Pitney Court. Note that one START member is to cover oversight of these three sites and will rotate being at a different site each day. Both Hough Place and Pitney Court remediations are expected to be completed by end of 2007 while the 22nd Street Station Site remediation is expected to be completed by the end of 2008.

Current Activities

On June 18, 2007, the U.S. EPA START contractor began PRP oversight activities of the three MGP sites including the Hough Place Station Site. During the reporting period, the PRP performed excavations in excavation cells CF59, CF60, CF61, and CF62 (see BMcD map of excavation areas under "documents" on the OSC website).

A summary of the activities performed during the reporting period by BMcD are as follows:

- ☐ Transported 499 loads to CID Landfill in Calumet City, Illinois; all truck tires decontaminated prior to leaving site
- ☐ Performed perimeter air sampling and air monitoring on a continuous basis (24-hour air samples and air monitoring is conducted around the perimeter)
- ☐ Performed health and safety air monitoring during site activities
- ☐ Performed street sweeping activities in front of the Site and all the way down to 25th Street as determined necessary by BMcD
- ☐ Performed daily de-watering activities in excavation areas and stored the water in frac tanks until transported to disposal facility
- ☐ Performed dust suppression activities on-site and streets surrounding site with use of a water truck
- ☐ Transported approximately 159,955 gallons of water from excavation areas to Ortek for disposal
- ☐ Collected confirmation soil samples from excavation cells CF59, CF60, and CF61
- ☐ Backfilled completed excavation cells

START personnel collected confirmation soil sample from excavation cells CF59, CF60, and CF61 along with BMcD. The samples were analyzed for BTEX and PAHs. All results came back below the PRP cleanup levels as stated in their Remedial Action Plan (RAP). Cleanup objectives for the Hough Place Station Site are IEPA TACO Tier I residential standards for soil ingestion and inhalation.

Planned Removal Actions

Planned removal actions at the Hough Place Station Site are as follows:

- ☐ Excavate soil per the RAP
- ☐ Transport excavated soil to CID Landfill for disposal
- ☐ De-water excavation areas
- ☐ Transport water from excavation areas to disposal facility
- ☐ Backfill completed excavation areas

Next Steps

The next steps to be carried out by the PRP are as follows:

- ☐ Complete excavation of cell CF62; including disposal of soil
- ☐ Begin excavation of cell CF63
- ☐ Continue to de-water excavation areas as required
- ☐ Transport water from excavation areas to disposal facility

- ☐ Continue dust suppression activities with water truck
- ☐ Continue 24-hour perimeter air monitoring and sampling
- ☐ Continue air monitoring in work zones
- ☐ Continue street sweeping activities
- ☐ Continue to decontaminate trucks prior to trucks leaving site
- ☐ Collect confirmation samples of cell CF62 and CF63, if completed
- ☐ Backfill completed excavation cells with clean fill when confirmation results are received

Key Issues

None.

Estimated Costs *

	Budgeted	Total To Date	Remaining	% Remaining
Extramural Costs				
RST/START	\$10,000.00	\$8,042.00	\$1,958.00	19.58%
Intramural Costs				
Total Site Costs	\$10,000.00	\$8,042.00	\$1,958.00	19.58%

* The above accounting of expenditures is an estimate based on figures known to the OSC at the time this report was written. The OSC does not necessarily receive specific figures on final payments made to any contractor(s). Other financial data which the OSC must rely upon may not be entirely up-to-date. The cost accounting provided in this report does not necessarily represent an exact monetary figure which the government may include in any claim for cost recovery.

www.epaosc.net/HoughPlace